

Send Tax Notice To:

The Baptist Medical Centers and  
Shelby County Health Care  
Authority  
2000-B SouthBridge Parkway  
Birmingham, Alabama 35283-0605  
ATTN: Carl Sather

Inst # 1994-04686

STATE OF ALABAMA     )  
SHELBY COUNTY         )

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 9<sup>th</sup> day of February, 1994, by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to THE BAPTIST MEDICAL CENTERS and the SHELBY COUNTY HEALTH CARE AUTHORITY (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 Dollars (\$100.00), and other good and valuable consideration, in hand paid by Grantees to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, THE BAPTIST MEDICAL CENTERS and the SHELBY COUNTY HEALTH CARE AUTHORITY, as tenants in common, that certain real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and incorporated herein by reference,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1994;
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 268, Page 140; Real 290, Page 386 and Real 325, Page 929 and as Instrument #1992-15856 in the office of the Judge of Probate of Shelby County, Alabama;
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 520 and 521; Deed 113, Page 281; Deed 118, Page 29; Real 5, Page 159 and Deed 145, Page 378 in said Probate Office;
4. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 292, Page 618 in said Probate Office;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 5, Page 706 in said Probate Office; and
6. Easements as set out on the survey by Joseph A. Miller dated January 4, 1994, specifically a proposed 60 foot road right of way, and 7' x 15' easement, a 3' easement and an irregular easement on corner of property.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.

02/11/1994-04686  
10:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50

*Calvin Title*

The Grantor hereby covenants and agrees with Grantees, their successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its General Partner, which is duly authorized hereunto, on this 9<sup>th</sup> day of February, 1994.

119 PROPERTIES, LTD., an Alabama  
limited partnership

By: Cahaba Valley Properties, Inc.,  
Its General Partner

By: Charles H. Stephens  
Charles H. Stephens,  
President

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the General Partner of 119 PROPERTIES, LTD., an Alabama limited partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as General Partner of said limited partnership.

Given under my hand this the 9<sup>th</sup> day of February, 1994.

[Signature]  
Notary Public

My Commission Expires: 8-6-96

THIS INSTRUMENT PREPARED BY:

David L. Silverstein  
Berkowitz, Lefkovits, Isom & Kushner  
1600 SouthTrust Tower  
Birmingham, Alabama 35203

EXHIBIT A - STATUTORY WARRANTY DEED

EXECUTED BY 119 PROPERTIES, LTD.

PART OF BLOCK 4 OF CAHABA VALLEY PARK NORTH AS RECORDED IN MAP BOOK 13, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE WALKER DRUG COMPANY SITE; SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CAHABA VALLEY PARKWAY; SAID POINT ALSO BEING 214.33 FEET SOUTHEASTERLY OF THE P.C. STATION 13+54.43 ALONG SAID WEST RIGHT OF WAY LINE; THENCE 90°-00'-00" LEFT FROM SAID RIGHT OF WAY LINE AND RUN NORTHEASTERLY FOR 30.00 FEET TO THE CENTER LINE OF THE VACATED RIGHT OF WAY OF SAID CAHABA VALLEY PARKWAY; THENCE 90°-00'-00" RIGHT AND RUN SOUTHEASTERLY ALONG THE CENTER LINE OF SAID VACATED RIGHT OF WAY FOR 292.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 21,231.42 FEET AND SUBTENDING A CENTRAL ANGLE OF 00°-32'-23"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE CENTER LINE OF SAID VACATED RIGHT OF WAY FOR 200.00 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN SOUTHEASTERLY ALONG THE CENTER LINE OF SAID VACATED RIGHT OF WAY FOR 617.41 FEET TO A POINT AT THE INTERSECTION OF THE CENTER LINE OF SAID VACATED RIGHT OF WAY AND THE NORTH RIGHT OF WAY LINE OF CAHABA VALLEY PARKWAY; THENCE 84°-39'-08" RIGHT AND RUN SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID CAHABA VALLEY PARKWAY FOR 499.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 88°-09'-17" AND HAVING A RADIUS OF 50.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 76.93 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID CAHABA VALLEY PARKWAY; THENCE AT TANGENT TO SAID CURVE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR 294.70 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE 01°-57'-25" RIGHT TO BECOME TANGENT TO SAID CURVE, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 01°-56'-00" AND HAVING A RADIUS OF 5,896.59 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 198.97 FEET; THENCE AT TANGENT TO SAID CURVE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR 378.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 17°-56'-46" AND HAVING A RADIUS OF 202.39 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 63.39 FEET TO A POINT AT THE END OF SAID CURVE AND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID CAHABA VALLEY PARKWAY AND THE NORTH RIGHT OF WAY LINE OF A PROPOSED 60 FOOT WIDE ROAD RIGHT OF WAY; THENCE FROM TANGENT OF SAID CURVE REVERSE COURSE TO BECOME TANGENT TO A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 78°-34'-26"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE FOR 68.57 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN NORTHEASTERLY ALONG SAID PROPOSED RIGHT OF WAY LINE FOR 439.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 139.44 FEET AND SUBTENDING A CENTRAL ANGLE OF 80°-43'-01"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE FOR 196.43 FEET TO THE POINT OF BEGINNING.

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